MC/21/2588

Date Received:	3 September 2021
Location:	Land Between Roman Way and Knight Road East of The Medway Valley Railway Line (Temple Waterfront) Strood Rochester
Proposal:	Application for approval of reserved matters being access, appearance, landscaping, layout and scale, details to provide 132 new dwellings of Phase 2 of Outline Permission MC/09/0417 all matters reserved providing up to 620 units (Use Class C3); up to 10,300 sqm of employment floorspace (Use Classes B1a/b/c, B2 and B8); up to 1,800 sqm of retail floorspace (Use Classes A1 to A5); up to 200 sqm community facilities (Use Classes D1/D2); strategic landscaping, improvements to open space, parking and related infrastructure including works in relation to site preparation, flood defence and land raising together with application to discharge conditions: 6 (updated master plan), 8 (RM Appearance); 9 (landscape and open space masterplan); 10 (RM Landscaping) 13 (landscape management plan) 14; (community facility and local centre delivery); 15, 16,17 (design codes/materials/appearance); 33 (surface water drainage); 35 (foul water sewerage) 40 (blue badge); 41 (safety and security) 44 (energy assessment) 45 (energy strategy); 48 (RM Scale); 55 (bus stops); 56 (cycle parking); 57 (highway details) 58 (green travel plans); 62 (noise impact); 66 (archaeology).
Applicant	Redrow Homes Ltd
Agent	Planning Potential Ltd Jamie Pert Magdalen House 148 Tooley Street London SE1 2TU
Ward:	Strood South Ward
Case Officer:	Wendy Simpson
Contact Number:	01634 331700

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 9th March 2022.

Recommendation: Approval subject to:

A. The applicants entering into Deed of Variation agreement under Section 106 of the Town and Country Planning Act to:

- Amend the trigger for payment of contributions under the MC/17/4034 Deed of Variation (towards Travel Plan, Knight Road/Temple Manor public realm works, Roman Way/Cuxton Road Junction public realm works, bus service provision, waste management, safter routes, open space delivery, maintenance and management) to reflect the reduced numbers within this phase under those anticipated per phase in the current Deed of Variation drafting
- Amend the original S106 for MC/09/0417 in respect to the car club
- Update the illustrative Masterplan for the whole site
- Update the Landscape and Open Space Management Plan

B. And the imposition of the following conditions:

1 The development hereby permitted shall be carried out in accordance with the following approved plans (with the exception of reference to any tree removal on land outside of the application site):

Received on 10 February 2022:

AFL-00-ZZ-DR-A-90125-P2 (Car Parking)

Received 3 February 2022:

AFL-Z3-ZZ-RP-002-P2 (House elevations, floorplans, section details, material details)
RD1773-F3-220201-Z0-L100 REV 01 (Site Wide Illustrative Masterplan)
RD1773-Z2-L100 REV 01 (General Arrangement Plan)

Received 24 January 2022

AFL-00-ZZ-DR-A-90120-P5 (Proposed Site Plan)
AFL-00-ZZ-DR-A-90122-P2 (Housing Mix)
AFL-00-ZZ-DR-A-90124-P3 (Boundary Treatment)
AFL-00-ZZ-DR-A-90126-P2 (Surface Materials Plan)
AFL-00-ZZ-DR-A-90127-P2 (Storey Heights)
AFL-00-ZZ-DR-A-90128-P2 (Garden Areas)
AFL-00-ZZ-DR-A-90131-P2 (Building Materials Plan)
21-008-003 rev C (Fire Tender Swept Path Analysis)
21-008-002 rev E (Refuse Vehicle Swept Path Analysis)
21-008-001 rev F (Highways Layout Review)
21-008-004 rev D (Proposed Surface Water Strategy)

21-008-005 rev C (Proposed Foul Water Strategy)

Received on 8 October 2021:

AFL-00-ZZ-DR-A-90118-P2 (Site Location Plan with Road Names)

Received on 28 September 2021:

AFL-00-ZZ-DR-A-90117-P1 (Site Location Plan - red line to highway)
AFL-00-ZZ-DR-A-90119-P1 (Block Plan - phase 2 red line no road names)
AFL-Z2-ZZ-DF-A-20101-P1 (Apartments - ground and first floor)
AFL-Z2-ZZ-DF-A-20102-P1 (Apartments - second floor and roof)
AFL-Z2-ZZ-DF-A-20201-P1 (Apartments- elevations)
AFL-Z2-ZZ-DF-A-21201-P1 (Apartments - elevational details)

Reason: For the avoidance of doubt and in the interests of proper planning.

2 There shall be no land constituting a ransom strip between the application site as shown on drawing AFL-00-ZZ-DR-A-90117-P1 and the land to the north and/or south and/or east.

Reason: The site forms part of the larger redevelopment area granted planning permission under MC/09/0417 and so as not to prejudice future development in the remaining areas in accordance with Policy S10 of the Medway Local Plan 2003 and the Temple Waterfront Development Brief 2006.

3 Notwithstanding hard landscape drawings RD1773-Z2-L200-00 to RD1773-Z2-L207 and soft landscape drawings RD1773-Z2-L300 to RD1773-Z2-L307 no development shall take place within the phase, the subject of this reserved matters application, until full details of a hard and soft landscape scheme have been submitted to and approved in writing by the Local Planning Authority, based on the 'Notes to : Phase 2 Design & Access Statement Landscape Addendum' (Rummey Design, RD1773-D6-220201, dated 1 February 2022). Details shall include:

i. Plans and information providing details of all paving and external hard surfacing, lighting and services (including drainage) and any minor artefacts. Soft landscape works, including details of planting plans, tree positions, planting build ups, written specifications (including cultivation and other operations associated with grass, tree and planting establishment, aftercare and maintenance); schedules of plants, noting species, plant sizes, root treatments and proposed numbers/densities where appropriate.

ii. Details for the design and specification of tree planting to enable healthy establishment at maturity. Information should provide details for the planting environment (including within hard landscape), calculated soil volume, tree

support and tie specification, guards and grilles, aeration and irrigation systems, soil build-up information (avoiding the use of tree sand), tree cell systems (to street tree planting environments).

iii. A timetable for implementation.

The development shall be implemented in accordance with the approved details and timetable and any trees or plants which within 5 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason: To ensure a satisfactory external appearance and provision for landscaping, which is a Reserved Matter in this application, in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

4 Notwithstanding the Landscape Management Plan (Rummey Design, ref RD1773-Z2-REP002 REV 01, dated 02.02.22) a revised Landscape Management Plan shall be submitted with the revised Landscape drawings required under condition 3. The Landscape Management Plan shall include long-term design objectives, management responsibilities and maintenance schedules for all hard and soft landscape areas (except for small, privately owned, domestic gardens) for a minimum period of fifteen years, with arrangements for implementation and future review. The document shall also include an appendix incorporating product specification sheets for all street furniture, covering installation and maintenance requirements. The development shall thereafter be managed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance and provision for landscaping in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

5 Play equipment in the area identified in the document Landscape Addendum to the Design and Access statement (Rummey Design, ref RD1773-Z2, dated 01.02.22) as 'orchard play' shall not be installed until details of the play area and its on-going management and maintenance have been submitted to and approved in writing by the Local Planning Authority. The details shall include an appendix incorporating product specification sheets for all street furniture, means of enclosure and play equipment and a timetable for its provision on site. The play area shall be created in accordance with the agreed details and be maintained as such thereafter as agreed.

Reason : The play area is additional to the requirements of the outline planning permission but given its location close to neighbouring dwellings the details and main need to be agreed to protect the amenity of neighbours and future users and as such would comply with Policy BNE2 of the Medway Local Plan 2003.

6 No dwellings hereby approved shall be first occupied until the foul and surface water drainage system approved to serve the property has been installed and is fully operational, in accordance with the Foul and Surface Water Drainage Strategy Technical Note (Charles and Associates, 21.008-003 Rev A, November 2021), the accompanying drainage drawings 21-008-005 rev B (Foul Water Strategy), 21-008-004 rev D (Surface Water Drainage Strategy). The drainage shall thereafter be maintained in accordance with the approved details.

Reason : To manage surface water during and post construction and for the lifetime of the development as outlined at Paragraph 169 of National Planning Policy framework 2021.

7 No dwelling hereby approved shall be first occupied until the area shown on the drawing AFL-00-ZZ-DR-A-90125 rev P2, for vehicle parking and garaging serving that dwelling has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space and garaging.

Reason: Development without provision of adequate accommodation for the parking or garaging of vehicles is likely to lead to hazardous on-street parking and in accordance with Policies T1 and T13 of the Medway Local Plan 2003.

8 No dwelling hereby approved shall be first occupied until the cycle parking facilities for that dwelling, as shown in drawing 204119-AFL-Z2-ZZ-DF-A-20101-P1 as within the ground floor layout of the apartments on drawing and detailed as being provided 'on plot' for the houses within the Planning Statement (Planning Potential) has been provided and shall thereafter be retained.

Reason : To accord with the principles of sustainable development and in accordance with Policy T13 of the Medway Local Plan 2003.

9 No dwelling shall be occupied until the vehicular and pedestrian highway giving access to that property has been fully implemented and made operational to the satisfaction of the Local Planning and Highway Authorities in accordance with drawing 21-008-001 rev F and shall be maintained as such thereafter.

Reason: In the interest of highway safety and incompliance with Policy T1, T2 T3 of the Medway Local Plan 2003.

10 No more than 75% of the dwellings which gain access from any length of vehicle carriageway shown on drawing 21-008-001 rev F shall be occupied until the

visitor parking spaces gaining access from that length of carriageway has been fully implemented and made operational to the satisfaction of the Local Planning and Highway Authorities in accordance with drawing 21-008-001 rev F and shall be maintained as such thereafter.

Reason: In the interest of highway safety and incompliance with Policy T1, T2 T3 of the Medway Local Plan 2003.

11 No more than 25% of the dwellings hereby approved shall be occupied until the pedestrian footway shown on drawing 21-008-001 rev F from the end of Molay Drive (within Phase 1) in the southern end of the site to the north-eastern point of the site, has been fully implemented and made operational to the satisfaction of the Local Planning and Highway Authorities and shall be maintained as such thereafter.

Reason: In the interest of highway safety and in compliance with Policy T1, T2 T3 of the Medway Local Plan 2003.

12 No development shall take place above ground floor slab level until details of the provision of 1 electric vehicle charging points to serve each house hereby approved and 10% of the parking spaces for the apartments hereby approved have been submitted to and approved in writing by the Local Planning Authority. Details shall include the location, charging type (power output and charging speed), associated infrastructure and timetable for installation. The development shall be implemented in accordance with the approved details and shall thereafter be maintained.

Reason: In the interests of sustainability in accordance with paragraph 112E of the NPPF.

13 No dwelling hereby approved, which is adjacent to the railway embankment to the north-western side of the site and has any north-west facing bedroom window(s), shall be occupied until acoustic trickle vents have been fitted to serve that/those bedroom(s). The trickle vents shall be maintained as such thereafter.

Reason : To mitigate noise from the railway and Royal Mail depot to achieve good internal conditions to accord with Policy BNE2 of the Medway Local Plan 2003.

14 Notwithstanding the 'Geoarchaeological Fieldwork and updated Deposit Model Report' (Quest Quaternary Scientific/University of Reading, rev 2, dated 13/12/21) no development shall commence until a borehole report has been submitted to and approved in writing by the Local Planning Authority. If necessary, following consideration of the report, a programme of archaeological work shall be secured in accordance with an updated written specification and timetable which has been submitted to and approved in writing by the Local

Planning Authority. The works shall be carried out in accordance with the agreed programme of archaeological work and timetable.

Reason. To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record in accordance with Policy BNE21 of the Medway Local Plan.

15 The development herein approved shall incorporate the measures to address energy efficiency as set out within the 'Energy Assessment Report' (Stroma Built Environment, ref 12-16-560000, dated 01/09/2021). No part of the development shall be occupied until a verification report(s) prepared by a suitably qualified professional has/have been submitted to and approved in writing by the Local Planning Authority confirming that all the approved measures have been implemented for the relevant part of the development. .

Reason: In the interests of sustainability and to positively address concerns regarding climate change in accordance with paragraph 154 the National Planning Policy Framework 2021.

16 No development shall commence until : a Construction Environmental Management Plan (CEMP) Addendum has been submitted to and approved in writing by the Local Planning Authority detailing : measures to avoid impacts on the Temple Marsh Local Wildlife Site during construction, and details of when an ecologist must be present on site during the construction works. The construction works shall thereafter be carried out at all times in accordance with the approved CEMP Addendum.

Reason: Required prior to commencement to ensure that the works on the site do not harm the adjacent LWS in accordance with Policy BNE39 of the Medway Local Plan 2003.

17 Notwithstanding Tree Protection Plan 11179 TPP 01 rev A (2 sheets) no tree removal shall commence on the site or adjacent to the south-eastern boundary until details of a Tree Protection Plan, in accordance with British Standard BS5837:2012, have been submitted to and agreed in writing with the Local Planning Authority. The works shall be carried out in accordance with the agreed details.

Reason : To protect retained trees for visual and ecological interest in accordance with Policies BNE6 and BNE39 of the Medway Local Plan 2003.

Proposal

The proposal seeks agreement of all Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) to provide 132 new dwellings within the second phase of the development.

The application also seeks to discharge the following conditions relevant to this phase:

6 - Updated master plan
8 – Reserved Matters Appearance
9 - Landscape and open space masterplan
10 -Reserved Matters Landscaping
13 - Landscape management plan
14 - Community facility and local centre delivery
15 - Design codes
16 - Materials
17 - Boundary treatment
33 - Surface water drainage
35 - Foul water sewerage
40 - Blue badge
41 - Safety and security
44 - Energy assessment
45 - Energy strategy
48 – Reserved Matters Scale
55 - Bus stops
56 - Cycle parking
58 - Green travel plans
62 - Noise impact
66 - Archaeology

Relevant Planning History

MC/22/0331	Details pursuant to **condition 32 (CEMP) and condition 53 (access and vehicle routing arrangements for construction traffic)** on planning application MC/09/0417 for Outline application for planning permission providing up to 620 units (Use Class C3); up to 10,300 sqm of employment floorspace (Use Classes B1a/b/c, B2 and B8); up to 1,800 sqm of retail floorspace (Use Classes A1 to A5); up to 200 sqm community facilities (Use Classes D1/D2); strategic landscaping, improvements to open space, parking and related infrastructure including works in relation to site preparation, flood defence and land raising (in relation to Phase 2) **(Under consideration)**
MC/21/3270	Details pursuant to **condition 24 (Site Waste Management Plan), condition 30 (land raising works), condition 36 (ecological protection and mitigation measure) and condition 37 (ecological management plan)** on planning permission MC/09/0417 for Outline

application for planning permission providing up to 620 units (use class C3); up to 10,300 sqm of employment floorspace (use classes B1A/B/C, B2 and B8); up to 1,800 sqm of retail floorspace (use classes A1 to A5); up to 200 sqm community facilities (use classes D1/D2); strategic landscaping, improvements to open space, parking and related infrastructure including works in relation to site preparation, flood defence and land raising (in relation to Phase 2)
Under consideration

MC/21/2933 Details pursuant to **condition 26 (Contamination), condition 27 (Remediation), condition 31 (Planned Works of Ground Gas Investigation) and condition 34 (Piling Foundations)** on planning application MC/09/0417 for Outline application for planning permission providing up to 620 units (use class C3); up to 10,300 sqm of employment floorspace (use classes B1A/B/C, B2 and B8); up to 1,800 sqm of retail floorspace (use classes A1 to A5); up to 200 sqm community facilities (use classes D1/D2); strategic landscaping, improvements to open space, parking and related infrastructure including works in relation to site preparation, flood defence and land raising. (In relation to Phase 2)
Under consideration

MC/21/2991 Details pursuant to **condition 7 (Affordable Housing Phasing Plan)** of planning permission MC/09/0417 Outline application for planning permission providing up to 620 units (use class C3); up to 10,300 sqm of employment floorspace (use classes B1A/B/C, B2 and B8); up to 1,800 sqm of retail floorspace (use classes A1 to A5); up to 200 sqm community facilities (use classes D1/D2); strategic landscaping, improvements to open space, parking and related infrastructure including works in relation to site preparation, flood defence and land raising. (In relation to Phase 2)
Under consideration

MC/19/0518 Variation of condition 2 on planning permission MC/17/4034 to allow a minor material amendment to allow for 3 additional units
Approved 22 November 2019

MC/17/4034 Construction of four 4-bedroomed and seven 3-bedroomed dwellings, one four storey apartment block and one three storey apartment block comprising a total of twelve 1-bedroomed and sixteen 2-bedroomed flats with associated parking, hard and soft landscaping and open space **(resulting in 19 additional units)**
Approved 31 August 2018

MC/16/0600 Application for approval of Reserved Matters, including layout, landscaping, scale, appearance and access - details to provide 210

	new dwellings of Phase 1A of Outline Permission (MC/09/0417) - Outline application for planning permission providing up to 620 units (Use Class C3); up to 10,300 sqm of employment floorspace (Use Classes B1a/b/c, B2 and B8); up to 1,800 sqm of retail floorspace (Use Classes A1 to A5); up to 200 sqm community facilities (Use Classes D1/D2); strategic landscaping, improvements to open space, parking and related infrastructure including works in relation to site preparation, flood defence and land raising. (Phase 1) Approved 16 June 2017 - including a Deed of Variation of the S106
MC/09/0417	Outline application for planning permission providing up to 620 units (Use Class C3); up to 10,300 sqm of employment floorspace (Use Classes B1a/b/c, B2 and B8); up to 1,800 sqm of retail floorspace (Use Classes A1 to A5); up to 200 sqm community facilities (Use Classes D1/D2); strategic landscaping, improvements to open space, parking and related infrastructure including works in relation to site preparation, flood defence and land raising. (Approved 7 December 2011)

Representations

The application has been advertised on site and in the press and by individual neighbour notification to the owners and occupiers of neighbouring properties.

LLFA, KCC Archaeology, KCC Biodiversity, Tonbridge and Malling Council, EDF Energy, Southern Gas Network, Southern Water, Highways England, Environment Agency, RSPB, Kent Wildlife Trust, Medway Fire Service, National Grid, Network Rail, Kent Police, Marine Management Agency have also been consulted.

The Lead Local Flood Authority have reviewed the Surface Water Strategy in relation to condition 33, which they recommend can be discharged.

KCC Archaeology advise that the archaeology condition of the outline planning permission, in relation to Phase 2, can be partly discharged.

KCC Biodiversity advise ecological information required. This has been submitted under separate application MC/21/3270

Scottish and Southern Electricity Networks provide plans of their infrastructure in the area and standard advice.

UK Power Networks provide plans of their infrastructure in the area and standard advice.

Indigo Pipelines provide plans of their infrastructure in the area and standard advice.

Tonbridge and Malling Council advise they have no objection.

Southern Gas Network provide plans of their infrastructure in the area and standard advice.

Southern Water advise they have no objection to the discharge of condition 35 related to foul disposal.

Highways England advise that they have no objections to this reserved matters application.

Marine Management Organisation advise that public authorities must make decisions in accordance with the Marine and Coastal Access Act and the UK Marine Policy Statement and if it takes a decision that is against these policies it must state its reasons. Proposals should conform with all relevant policies, taking account of economic, environmental and social considerations. Marine plans are a statutory consideration for public authorities with decision making functions.

Kent Police have reviewed the submitted 'Safety and Security' document (produced following their initial comments) and have no further comments.

Environment Agency no comments supplied on this application but have provided comments on the concurrent application MC MC/21/2933 (Details pursuant to condition 26 (Contamination), condition 27 (Remediation), condition 31 (Planned Works of Ground Gas Investigation) and condition 34 (Piling Foundations)) for which they currently object to discharge of some of these conditions.

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003 (the Local Plan). The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework 2019 and are considered to conform.

Background

The outline planning permission (all matters reserved) was granted planning permission on 7 December 2011 for a period of 10 years. That outline planning permission expired at midnight on 6 December 2021.

That outline permission was for a mixed development of:

- up to 620 units (Use Class C3)
- up to 10,300 sqm of employment floorspace (Use Classes B1a/b/c, B2 and B8)
- up to 1,800 sqm of retail floorspace (Use Classes A1 to A5)
- up to 200 sqm community facilities (Use Classes D1/D2)

- strategic landscaping, improvements to open space, parking and related infrastructure including works in relation to site preparation, flood defence and land raising.

The site covered by the outline planning permission was in 3 separate ownerships and likely phases. In addition to land owned by Redrow Homes (current applicant) the site also included Morgan's Timber Yard and a large area of open space land owned by Medway Council, adjacent to the river. The Medway Council land has been shown in the agreed masterplans to date as partly developed with buildings and partly retained as informal and formal open space, including sports pitch provision, for the benefit of the whole site.

Phase 1 reserved matters application was approved under application reference MC/16/0600 for 210 dwellings. Then in 2017 a separate planning application was granted on part of the land of the Phase 1 site (and a small addition of land), effectively allowing for an increase in housing on that portion of the site by 19 dwellings. That separate planning permission had its own S106 and alongside that a Deed of Variation was agreed between the parties (June 2017) for the remainder of the Phase 1 land and any phases to follow. Within that Deed of Variation changes were made to add obligations in place of matters previously the subject of planning condition, changes to some of the existing obligations and what they would cover, and changes to the triggers for payment of obligations.

In addition, in 2017 a Land Agreement was made between the various landowners of the site agreeing concessions between the various landowners. such as access between land parcels.

To date Phase 1 is nearly complete and will deliver 190 units (after the separate planning permission MC/17/4034 removed part of the site and quantum from the outline permission site area). The first phase also delivered a small flexible use unit which has been leased as an office use.

As the outline planning permission MC/09/0417 has now expired no other phases or sub-phases will be built out under that permission other than the site the subject of the current application if approved.

The current application (Phase 2) is for a wholly residential second phase (132 dwellinghouses) and as the application was submitted prior to the expiration of the outline planning permission it is a valid reserved matters application and should be determined as such.

The current application also seeks to discharge a number of planning conditions of the outline planning permission, in relation to Phase 2. In addition, the applicant has also submitted four other conditions applications at this time seeking to discharge more pre-commencement conditions of MC/09/0417 as they relate to Phase 2

MC/22/0331:
condition 32 - Construction Environmental Management Plan
condition 53 - Access and vehicle routing arrangements for construction traffic

MC/21/3270:
condition 24 - Site Waste Management Plan
condition 30 - Land raising works
condition 36 - Ecological protection and mitigation measures
condition 37 - Ecological management plan

MC/21/2933:
condition 26 - Contamination
condition 27 - Remediation
condition 31 - Planned Works of Ground Gas Investigation
condition 34 - Piling Foundations

MC/21/2991
condition 7 - Affordable Housing Phasing Plan

The determination of the various conditions applications relies on the Phase 2 reserved matters being approved.

When referring across to plans and documents from the outline permission it should be noted that the phasing references have changed from that permission (which referred only to 2 very large phases) to those now being used in the current application, which refers to 3 phases and that also excludes any reference to Morgan's Timber Yard, which would be a fourth phase following this phasing reference approach.

Planning Appraisal

Main matters for consideration:

- Principle – provision of all housing and no commercial/retail
- Layout
- Scale
- Appearance
- Amenity
- Site Wide Masterplan
- Open Space
- Landscaping
- Ecology
- Archaeology
- Flood Risk/Drainage
- Parking/Highway matters
- Climate Change
- Community Facility and Local Centre

- Local Finance Consideration

Principle – provision of all housing and no commercial/retail

Within the Local Plan this site is part of a wider allocation under policy S10 (Strood Waterfront Action Area). As well as Policy S10 the area is also subject to housing Policies H1 (new residential development) and H3 (affordable housing) and Policy ED2 (employment in action areas…). Policy S10 highlights the expectation for appropriate employment uses, community facility provision as well as other uses.

The wider site is also the subject of the Temple Waterfront Development Brief (adopted October 2006), which was taken into account in the granting of the outline planning permission MC/09/0417 for mixed use (for the whole site of which this phase is a part) for:

- up to 620 units (Use Class C3)
- up to 10,300 sqm of employment floorspace (Use Classes B1a/b/c, B2 and B8)
- up to 1,800 sqm of retail floorspace (Use Classes A1 to A5)
- up to 200 sqm community facilities (Use Classes D1/D2)
- strategic landscaping, improvements to open space, parking and related infrastructure including works in relation to site preparation, flood defence and land raising.

Under this current reserved matters application for Phase 2, the proposal is for a residential development only, including affordable housing. The proposal would deliver a range of dwelling types, supporting Policy H1, via a mix of unit sizes including 2, 3 and 4 bed dwellings and 1 and 2 bed apartments (Policy H10). In accordance with Policy H3 25% of units would be delivered as affordable units, including affordable rent and shared ownership options.

As previously noted, the site falls within the designated Strood Waterfront Action Area under policy S10 of the Local Plan and is also the subject of the adopted development brief. These highlight the expectation for appropriate employment uses, community facility provision as well as other uses.

In the applicant's proposal they highlight that the outline planning permission has now expired (this current application was submitted prior to the expiration) and as such no more development can come forward as part of this planning permission, as was originally anticipated. Therefore, with a much-reduced occupation level on the site to that envisaged by the outline planning permission, further employment and retail provision has been deemed unviable. Note the application proposal does not include any proposals for Morgan's Timber site.

An independent assessment (Commercial Floorspace Needs Assessment) has been supplied with the application to justify a residential only scheme, with evidence indicating that there is no demand for commercial/office or retail provision at Temple Waterfront. It

is noted that Redrow have reflected the rise in homeworking in their house type offering with 36 units offered with designated studies/multi-use rooms. Home working was raised as one factor in the declining need for employment floorspace locally.

It is also noted that a contribution towards a community facility and local centre will be paid under the extant legal agreement (Deed of Variation) for the site. Likewise, contributions are also secured within the legal agreements for the council to deliver the open space area adjacent to the river.

When considering the principle of this application as wholly residential the balancing factors are the reduction in the residential units delivered on the site making retail units unviable, the lack of commercial interest for provision within the phase, the balance between residential delivery and open space provision, the inclusion of units designed to specifically facilitate for home-working and contributions towards off-site community facility and local centre. On this basis, on balance, the principle of the proposal is considered to be acceptable.

Layout

'Layout' is a reserved matter under the outline planning permission MC/09/0417.

The layout of the phase has been revised during the course of the application to address landscaping and highway comments.

Condition 6 of MC/09/0417 also requires the agreement of an updated masterplan prior to the submission of any reserved matters application. In this case the updated masterplan is being considered at the same time as the Phase 2 reserved matters application as the two essentially go hand in hand.

Consideration of 'Layout' is multi-faceted and is discussed throughout the remainder of the report below.

Scale

Scale is a reserved matter. In addition, condition 48 of the outline planning permission MC/09/0417 requires:

'Any reserved matters application seeking approval for 'scale' for any phase or sub-phase hereby permitted that includes any buildings that are proposed to exceed a height of 5 storeys and/or 20 metres shall be accompanied by accurate visual renditions (AVRs) and a statement of how the proposal has taken account of and conforms with the 'Building Height Policy for Medway'.

The current proposal shows two and three storey dwellings. The three storey properties are proposed at the eastern end of the line of dwellings facing the southern boundary of the site, facing onto the Phase 3 land and open space. The apartment block at the north-

eastern corner of the site is proposed at three storey and also the dwellings facing the north/south spine road. The remainder of the dwellings would be two storeys in height.

The use and location of the three storey properties are considered to be strategic and appropriate. They would be located in the most prominent locations when looking across the river from Borstal (in the absence of Phase 3 development) and looking along the main spine road from west to east, across the open junction and green space area. Their design is of a more bespoke appearance, continuing the careful approach within Phase 1 to create different character areas within the site and address more sensitive views.

As such, the matter of Layout is acceptable in relation to Scale and in relation to condition 48 of MC/09/0417.

Appearance

Appearance is a reserved matter. In addition, a number of conditions relating to appearance were imposed on the outline planning permission and are for consideration and discharge under this application in relation to Phase 2. Those conditions are condition 8 (Appearance – detailing and sections of buildings); condition 15 (design codes); condition 16 (materials), and condition 17 (boundary treatment).

The proposed design and location of the dwellings has evolved through careful consideration which has resulted in a layout of dwelling types with the more prominent and bespoke three storey terraces being located in key vistas and viewpoints as you travel through the site and in views across from the other side of the river, in Borstal. The standard two-storey 'Heritage' house types from the applicant's portfolio are then used in the remainder of the site, other than the three-storey apartment block in the northern corner of the site. Sectional details of these buildings have also been submitted. The design and layout of the dwellings in this phase are considered acceptable for this development creating a sense of place and suitably addressing its riverside location.

Materials specified are consistent with those of Phase 1 and will help to create a cohesive development. Likewise in respect to building detailing.

Boundary Treatments are standard in relation to plots with front gardens open, rear gardens enclosed with 1.8m high close board fencing other than on corners plots where 1.8m high brick walls would be utilised. To the railway embankment is proposed 2m high close-boarded fencing. Some small areas of retaining wall are used on the southern boundary to address level changes. All boundary treatments proposed are considered acceptable and condition 17 is recommended to be discharged.

In respect to Design Codes, the road layout as proposed creates a hierarchy of roads and establishes character areas within the phase through the use of road widths, materials, planting and block heights. The applicant has also introduced a footway along the southern boundary length and revised/improved the public realm landscaping. The design

seeks to continue much of the language of the Phase 1 development but with improvements reflecting negotiations.

Overall, the matter of Appearance of the built development is considered to be acceptable and in relation to Layout. Conditions 8 (detailing and sections of buildings); 15 (design codes), 16 (materials) and 17 (boundary treatment) of MC/09/0417 are accordingly also recommended to be discharged in relation to Phase 2.

Amenity

Policy BNE2 seeks to protect the amenities of neighbours in terms of privacy, daylight, sunlight, noise, vibration, heat, smell, airborne emissions. Paragraph 130 of the National Planning Policy Framework 2021 requires that development functions well over its lifetime and provides a high standard of amenity for existing users.

Impact on future occupiers

The proposed units all meet the minimum floor areas within the Nationally Described Space Standards (NDSS) and balconies and gardens meet the required sizes within the Medway Housing Guidance (Interim) 2011, and as such are acceptable in their size. The layout proposed ensures that within Phase 2 the dwellings do not harmfully impact the living conditions of adjacent properties within the phase by virtue of outlook, privacy, daylight or overshadowing.

The consideration of ‘waste and recycling’ is both relevant in respect to the future occupiers’ amenities and the matter of ‘Layout’, for consideration under this application, but is the subject of the concurrent condition’s application MC/21/3270, which seeks to discharge condition 24 (Site Waste Management Plan.

Under the conditions application MC/21/3270 tracking details, bin store details and collection point details have been agreed and as such these aspects can be considered acceptable as they relate to the ‘Layout’ of the site under this application and future occupiers’ amenities.

Under this application condition 41 (safety and security) is to be considered and determined. Condition 41 requires the submission of a statement detailing how the development reflects the requirements set out in 'Safer Places: The Planning System and Crime Prevention (2004).’ Kent Police have agreed the submitted document and it is recommended that the condition be discharged.

The applicant is also seeking to discharge condition 62 (noise from commercial/industrial/transportation). They have submitted a noise assessment in support of the application, including in relation to the adjacent railway. The assessment is comprehensive and demonstrates that with relatively modest noise mitigation for the dwellings acceptable noise levels should be achieved for future occupiers. Subject to the

development being carried out in accordance with the agreed mitigation measures condition 62 is recommended to be discharged for this phase of development.

An ‘orchard play area’ is shown close to the secondary entrance from Phase 1. This play area is not required under the outline permission but would be additional to the formal play to be delivered on the Council land in Phase 3. This is acceptable in principle, but a condition is recommended regarding its future maintenance and management.

Impact on neighbours

There are dwellings within Phase 1 of the wider development to the south of the application site and existing commercial development to the north. There are also employment uses to the west, on the other side of the railway embankment.

The proposed two storey height of dwellings adjacent to the Phase 1 boundary, the separation and orientation of respective dwellings is such that no harm would result to neighbours living conditions by virtue of outlook, privacy, overshadowing or daylight.

Under this Reserved Matters application, the applicant seeks to introduce a secondary access route between Phase 1 and Phase 2 from the end of Molay Drive. The MC/09/0417 planning permission and associated Framework and masterplan drawings/documents only envisaged a single point of access between the phases from the end of Knights Templar Way in Phase 1. The creation of this second access relies on the applicant agreeing the use of a small additional area of Council land but overall will greatly improve the experience of residents in both phases and the permeability through the site and beyond to Medway Valley Park and in future to Strood town centre.

The amenities of neighbours would need to be protected during the construction phase and impacts can be mitigated. The applicant has submitted to discharge a Construction Environmental Management Plan (CEMP) for the phase under conditions application MC/22/0321.

In relation to the matter of amenities, subject to the recommended conditions and the securing of relevant matters through the concurrent conditions applications, the proposal is considered to comply with Policy BNE2 of the Local Plan and the reserved matter of ‘Layout’ is acceptable in relation to amenities.

Site Wide Masterplan

The applicant is also seeking to discharge condition 6 (updated master plan) of MC/09/0417 which requires a masterplan review. This is being sought to be re-discharged at the same time as consideration of this application for Phase 2.

The submitted revised Site Wide Masterplan shows only land known as Phase 1 and Phase 2 (in this application), and the land granted permission under the separate planning application, being built out. The Medway Council land now being referred to as ‘Phase 3’

is now shown all as open area whereas previously it was partially developed. This is due to the outline planning permission MC/09/0417 now having expired without any applications submitted for the remainder of the application site.

The masterplan is acceptable with the exception of the illustrated removal of the tree belt on council land, adjacent to the south-eastern boundary of the application site, which is not agreed at this time. (Discussed in 'Ecology' section of this report.)

Subject to this exception condition 6 is recommended to be discharged. The plan also needs to be attached to the Deed of Variation to replace the one currently attached to that legal agreement.

Open Space

Policy L4 (Provision of Open Space in New Residential Developments) requires well located open space for developments proposals of this scale. The Development Framework Plan, approved pursuant to condition 20 of the outline planning permission shows both formal and informal open space, including sports pitches, within the Council land, referred to in this application as 'Phase 3'.

The applicant also seeks to discharge condition 9 (landscape and open space masterplan) of MC/09/0417, in relation to Phase 2 and revisit the previously agreed landscape and open space masterplan for the entire application site, particularly with respect to the natural regeneration of the Council land that has occurred since the outline planning permission was granted.

Within the agreed S106 and Deed of Variation are provisions related to a 15 year 'Landscape and Open Space Management Plan' which relates specifically to the creation, maintenance and management of the agreed Public Open Spaces, including an extension of the Phase 1 riverside walk, within that management plan. In addition, the landowners also entered into a 'side-by-side' agreement with the Council in respect to the 'levelling up' of land values for the whole site, as the Council is the owner of the open space area upon which the developers of Phases 1 and 2 would be relying. This has resulted in additional funds being paid to the council towards the creation and maintenance of the large open space area in 'Phase 3'.

Although in the originally agreed Site Wide Masterplan there were shown formal sports pitches within the open space area in Phase 3, the provision of such proposals have been removed from the current site wide masterplan, following discussions between the applicant and the Council, as the open space area between the houses and the river has significant ecological interest which dictates that a more natural approach to the design of the open space is now considered appropriate. As such it has been agreed with the applicant that they submit a revised 'Landscape and Open Space Masterplan' as well as the revised 'Site Wide Masterplan' (condition 6) as the two are intricately linked.

Therefore, whilst regard is given to the spirit of the Development Framework Plan, the situation on site has moved on in the intervening years since the granting of outline planning permission and the current proposal for the open space has been the subject of significant review and negotiation given the changed ecology of the site, climate change requirements and that Phase 3 of the outline development site has not been developed during the life of the MC/09/0417 planning permission, which has now expired.

The proposed public open space will be accessible to all parts of the new neighbourhoods via carefully planned routes as well as to the wider local community, delivering social benefits.

As such the matter of the open space provision is considered acceptable in terms of its influence on the matter of 'Layout' and condition 9 of MC/09/0417 is recommended to be discharged. The legal agreement will also be updated.

Landscaping

Landscaping is a reserved matter. In addition, details pursuant to condition 13 (landscape management plan) of MC/09/0417 have been submitted in relation to Phase 2.

Policy BNE6 of the Local Plan directs that in relation to major development important existing landscape features, including trees and hedgerows, should be retained and structural landscaping schemes should enhance the character of the locality. Paragraph 131 of the NPPF 2021 refers to the importance of trees and requires that trees are incorporated into development and existing trees are retained where possible.

The proposed landscaping strategy across the site has been amended following negotiation, albeit that detailed landscape drawings reflecting the strategy are still awaited. The revisions are welcome, and the soft landscaping is considered to be an improvement to that within Phase 1. The principle of the landscape strategy within the main body of the site is acceptable subject to a condition requiring the submission of details.

However, one aspect of the revised Landscape Strategy that is not considered acceptable at this time is the treatment of the south-eastern boundary of the site. The applicant has amended their proposed plans removing the long evergreen tree belt on the Council land adjacent to their south-eastern boundary. This is contrary to their concurrent conditions application in relation to ecology, MC/21/3270 - condition 36 (ecological protection and mitigation measure), condition 37 (ecological management plan). In that application the tree belt is to remain but with strategic tree removal only to provide access to the open space and vistas to the river.

Furthermore, no agreement of the removal of any of the tree belt within the Council land has been made by the Council (as landowners) to date and without this and the support

of the Council's ecology consultants (KCC ecology) this aspect of the Landscape Strategy could not be supported.

Therefore, while the matter of 'Landscaping' is a Reserved Matter for determination now, it is considered that in this instance the final landscaping details, based on the acceptable aspects of the revised Landscape Strategy, be the subject of a condition along with a revised Landscape Management Plan. Subject to such conditions the proposal is considered to comply with Policy BNE6 of the Local Plan and paragraph 131 of the NPPF 2021.

Ecology

Policy BNE39 of the Local Plan states that *"Development will not be permitted if statutorily protected species and/or their habitats will be harmed" and requires conditions or obligations to be attached to permissions to "ensure that protected species and/or their habitats are safely guarded and maintained".*

Paragraph 180 of the NPPF 2021 states that *'d) … opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity…'*

In this case the ecology conditions of MC/09/0417 have been submitted under a separate conditions application - MC/21/3270. However, the consideration of those conditions is inextricably related to site layout and the Site Wide Management Plan, which are being considered as part of this application.

Conditions 36 (ecological protection and mitigation measure) and 37 (ecological management plan) of MC/21/0417 are both pre-commencement conditions on site wide basis. The details require the agreement of measures such as ecology surveys, buffer zones adjacent to the River Medway, biodiversity enhancement and mitigation works, long-term habitat management and species monitoring, a strategy for education and awareness.

As discussed above the applicant has amended the Site Wide Management Plan during the course of the application and now proposes the removal of a long evergreen tree belt on the Council land, adjacent to the south-eastern boundary of the Phase 2 site, that was to be mostly retained under the original submission and in the material submitted to address ecology conditions in application MC/21/3270. The KCC ecologist was satisfied with the original ecology submission for conditions 36 and 37, subject to a pre-cautionary approach to bird nesting when removing trees, presence of an ecologist and the proposed ongoing management and monitoring of habitats.

A revised set of documents are required to be submitted to address the updated proposal of the applicant to remove this tree belt. This could only take place with the agreement of the landowner, who in this case is the Council. As such it is possible to determine the impact of RM application now in relation to ecology as the removal or otherwise of any

trees within the tree belt is in the control of the Council and should the KCC ecology not be supportive of the removal of the tree belt the Council would not agree this and the originally submitted proposal, retaining the majority of the tree belt, which has already been agreed by the KCC ecologist, would then be taken forward (again with the agreement needed of the Council as landowner).

As such this can be suitably addressed by the recommended planning condition(s) (removing references to the removal of the tree belt in any approved drawings or documents) and then relying on the determination of the MC/21/3270 application and agreement by the Council as landowner.

Archaeology

Policy BNE21 of the Local Plan seeks to account for and protect/mitigate from harm/record findings at archaeological sites, from and during development, as do paragraphs 194 and 197 of the NPPF 2021.

This application seeks to discharge condition 66 of MC/09/0417 which is the standard archaeological condition requiring agreement and implementation of a programme of archaeological work.

To address this condition the applicant has submitted an 'Geoarchaeological Deposit Model Report' and more recently 'Archaeological Fieldwork Report'.

The Kent County Council Archaeologist accepts the scope of the proposed boreholes within the initial report but was awaiting the report on the proposed boreholes. Only then could he determine whether a) further archaeological work is required following the sinking of the boreholes and what the scope of such works might be and whether b) further assessment and detailed analysis of the retained cores is required and if so to determine what is needed.

That report has now been submitted and the KCC Archaeologist advises that while the submitted report is helpful in addressing the archaeological requirements for the site, further archaeological work is still required and advice for the applicant to that end is currently being prepared.

As such while it is recommended that condition 66 of MC/09/0417 be discharged, the remaining aspects related to archaeology be the subject of a new condition. Subject to this the proposal would comply with Policy BNE21 of the Medway Local Plan 2003.

Flood Risk/Drainage

Paragraphs 159 to 164, 163 and 169 of the NPPF 2021 relate to flood risk and that new development should be both directed away from the areas at highest risk of flooding and should not increase flood risk elsewhere.

This application seeks to discharge conditions 33 (surface water) and 35 (foul drainage) of MC/09/0417.

In respect to condition 33 (surface water) there has been submitted a Foul and Surface Water Drainage Strategy, (Charles and Associates, November 2021.

Primarily, the phase 2 surface water system will connect into phase 1 before subsequently discharging through the two purpose-built outfalls within phase 1. It is noted that during extreme rainfall events there will be a small area of localised flooding, but this will be directed to areas of open space as necessary. The SuDs components proposed offer appropriate water quality mitigation in accordance with the most up to date guidance. Additionally, it is noted that there is no infiltration proposed, which is in line with the condition.

Based on the submitted information the proposal is acceptable and subject to works being carried out in accordance with the submitted details condition 33 of planning permission MC/09/0417is recommended to be discharged in relation to Phase 2.

In respect to condition 35 (foul water) Southern Water advise they have no objection and accordingly it is recommended that condition 35 related to foul disposal be discharged.

No objection is raised to the proposal for dealing with foul and surface water drainage under the relevant parts of Policy BNE2 of the Local Plan and paragraphs 159 to 164, 163 and 169 of the NPPF 2021.

Access and Highway matters

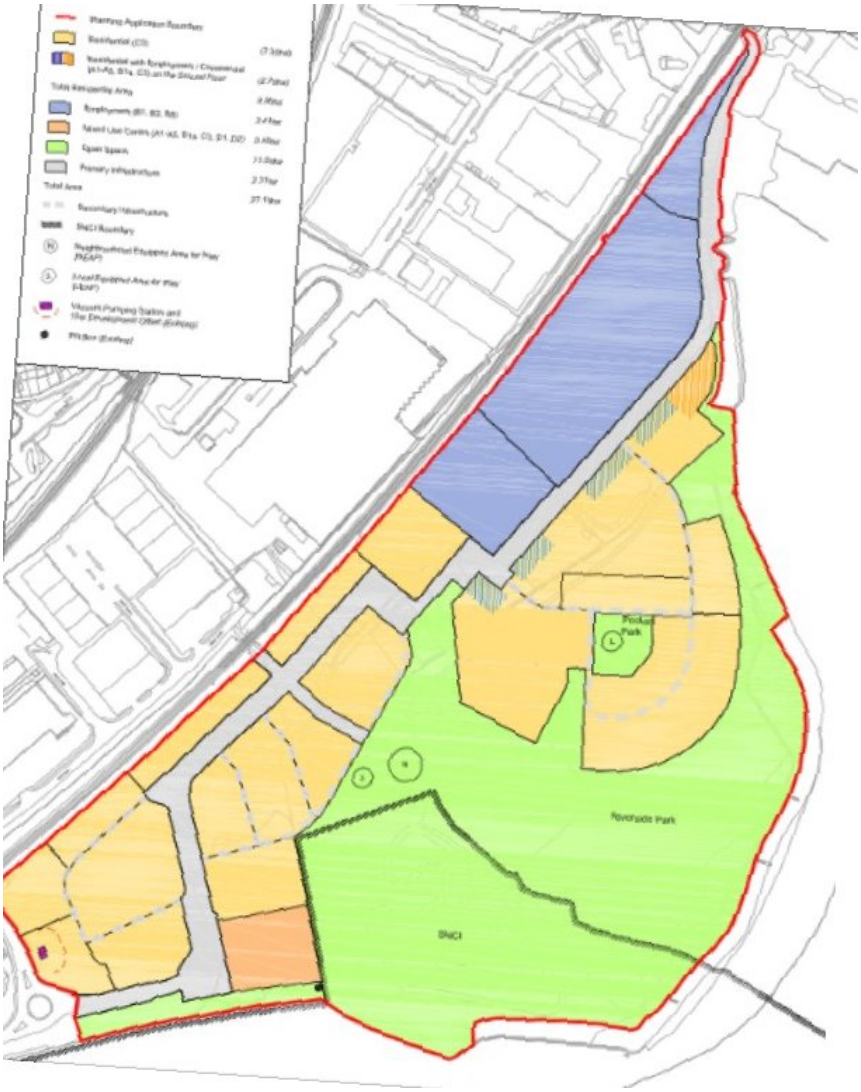
Access is a reserved matter.

Policy T1 of the Local Plan relates to the impact on development in part of the highway network. It says that development will be permitted provided that: (i) the highway network has adequate capacity to cater for the traffic which will be generated by the development…;(ii) the development will not significantly add to the risk of road traffic accidents; (iii) the development will not generate significant H.G.V. movements on residential roads; and (iv) the development will not result in traffic movements at unsociable hours in residential roads that would be likely to cause loss of residential amenity. Paragraph 111 of the NPPF 2021 states that '*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'* Policy T4 of the Local Plan relates to the provision of cycle parking and policy T13 to car parking standards. Paragraph 112 of the NPPF 2021 relates to the provision of electric vehicle charging.

Condition 5 of MC/09/0417 however fixed the basics of future phases :

"The development hereby permitted shall be undertaken in accordance with the Development Framework Plan (David Lock Associates drawing number LAF009/029/C)…"

Drawing LAF009/029/C fixes the main route of the spine road through the whole site as below :



However, in a Land Agreement in 2017 there were also concessions granted between the various landowners of the site – part of which the applicant is seeking to utilise in the form of creating a secondary access from Phase 1 to Phase 2, which is not reflected in the Development Framework Plan, and would extend from the end of Molay Drive in Phase 1 into Phase 2. This would be achieved across a small amount of land in the Council ownership being utilised and is currently under review by the Council in terms of the Land Agreement.

Revision to the site layout during the course of the application has allowed for the addition of a footway along the south-eastern boundary of the site from Phase 1, through Phase 2 and providing a later opportunity to link through to Knight Road under the railway line. This addition is fully supported by officers.

Parking provision for the houses, apartments and visitors meets the council's Vehicle Parking Standards and garages are an provided in addition, meeting the requirements of Policy T13 of the Local Plan. Electric vehicle charging at 1 per unit and 10% of the apartment parking is proposed and is recommended to be secured by planning condition to meet part (e) of paragraph 112 of the NPPF 2021.

Within this Reserved Matters application, the applicant is also seeking to discharge a number of further conditions and address a number of obligations in relation to highway matters. As follows:

Condition 40 (blue badge) of MC/09/0417 requires **"***details of the total number and location of the parking spaces to be provided for use by disabled persons within the phase".* A Technical Note has been supplied which advises that of the 132 dwellings 75% of these are private plots and 25% affordable housing. Of the 33 affordable housing units, 2 of the units within the flat block are designed for residents with mobility impairment and each of these have a dedicated and acceptably sized parking space.

This is deemed acceptable for this development and condition 40 of MC/09/0417 is recommended to be discharged in relation to Phase 2.

Condition 56 (cycle parking) requires **"***details of cycle parking facilities for that phase…The details shall incorporate protection and security measures for cycles, which, where applicable, shall include a lockable enclosure."*

The Planning Statement advises that cycle parking will be provided 'on plot' for the homes and three cycle stores are proposed within the ground floor layout of the apartments. A condition is recommended to secure this provision.

Condition 55 (bus stops) of MC/09/0417 requires *"details of passenger waiting facilities at the proposed bus stops within the relevant phase or sub-phase and a timetable for implementation, including the provision of shelters equipped with real time passenger information displays,..."*

However, during the consideration of Phase 1 it was agreed that the bus would not come into the site in Phase 1 and as such the closest bus stop is outside of the site on Roman Way, which the Travel Plan notes as being approximately a 5-minute walk from the centre of the Phase 2 development. Bus route 151 (Chatham to Kings Hill) operates during the daytime and evening, with intervals being mostly 1 to 2 hours apart, Monday to Saturday. Although the applicant's Travel Plan indicates that once the whole site is built out (including Morgan's timber Yard) a bus route through the whole site could be achieved if

bus operators desired to do so, the council's highway officers advise that there would be no link though to Knights Road and the Phase 1 road layout is not navigable for even small buses due to tight roads and parking. As such it is accepted that no buses will now be able to access Phase 2 of the site and on this basis condition 55 is recommended to be discharged without bus shelter provision.

Condition 58 (green travel plan) of MC/09/0417 requires "*Green Travel Plans applicable to the occupiers of new residential and new non-residential accommodation within the development"…"in accordance with Policy T14 of the Medway Local Plan 2003."*

Policy T14 relates to developments for employment, retail, leisure and/or service floorspace or where a local traffic problem would otherwise lead to a refusal of planning permission. This Phase 2 proposal is fully residential and no severe local traffic problems exist. As such the proposal does not meet the policy criteria for a Travel Plan but one has been submitted and is acceptable and as such it is recommended that the condition be discharged.

Within the legal agreements is the requirement for provide a Car Club prior to occupation of Phase 1. However, in considering phase 1 the LPA agreed that the location of the car club facilities and administrative functions be deferred until later phases. The requirement for the car club needs to be considered now. The applicants advise that in their opinion, with the reduced housing numbers on site and the separation from other residential development which could share the club, that a car club on site would not be viable while the development meets parking standards and as such a car club is not necessary. If this is accepted then the S106 will need to be amended as per the recommendation.

Accordingly, subject to final agreement in relation to the car club and the recommended conditions the proposal is considered to comply with Policies T1, T4, T13 and T14 of the Local Plan and Paragraphs 111 and 112 of the NPPF 2021 and is acceptable in relation to the matters of 'Layout' and access.

Climate Change

In the outline planning permission were two conditions related to climate change matters. Condition 44 (energy assessment) and conditions 45 (energy strategy). Condition 44 requires that at least 10% of the site's energy should 'where feasible' come from renewable energy technologies. Condition 45 requires that an energy sustainability strategy should be submitted with reserved matters applications detailing energy efficiency and the renewable technologies to be incorporated within that phase.

The applicant has submitted an 'Energy Assessment Report' with the application which details:

- Compliance with Part L of building regulations
- High performance building envelope with minimal heat loss through fabric, thermal bridging and air infiltration.

- Installation of energy efficient building services such as high efficiency gas condensing boilers, temperature zone control and high efficacy lighting.
- use of solar photovoltaic (PV) panels on a selection of dwellings that have little or no overshading to achieve 10% target

In addition to this a condition is recommended to secure electric charging for every house and 10% of apartments parking.

Subject to the EV charging condition and a condition to ensure the delivery of the 'Energy Assessment Report' items, the proposal would meet the requirements of the conditions 44 and 45 and accordingly they are recommended to be discharged in relation to Phase 2.

Community Facility and Local Centre

This application seeks to discharge condition 14 (community facility and local centre) of MC/09/0417 which states:

"Prior to the submission of any reserved matters application a programme for the delivery of the community facility and local centre shall be submitted to and approved in writing by the Local Planning Authority. The community facility and local centre shall be implemented in accordance with the approved programme."

The Deed of Variation signed in June 2017 added a new clause to the S106 for a commuted sum to be paid to the council in lieu of provision of a community facility/local centre on site, based on a formula tied to the number of units provided, and to be paid towards 'a new facility in the Strood area'.

As such condition 14 of MC/09/0417 has become redundant and is recommended to be discharged in relation to Phase 2.

Local Finance Considerations

There are no local finance considerations for this reserved matters application.

Conclusions and Reasons for Approval

The proposal is for the agreement of the Reserved Matters (Access, Layout, Scale, Appearance and Landscaping) in respect to Phase 2 of the site and also proposes to discharge various pre-submission and pre-commencement conditions.

These are discussed in the report above and subject to various new conditions and a Deed of Variation the application is recommended for approval and that the various conditions applied for consideration should be considered as discharged in relation to Phase 2 of the development.

The application is being referred to the Planning Committee for determination, as all planning and reserved matters applications for this site to date have been made at committee.

Background Papers

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection in the Planning Offices of Medway Council at Gun Wharf, Dock Road, Chatham ME4 4TR and here http://publicaccess1.medway.gov.uk/online-applications/